

August 29, 1984

MEMORANDUM

Doc # 4491

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL P-12A

In 1969, the Authority entered into a Land Disposition Agreement with the Salesian Society regarding Parcel P-12, P-12A and P-12B located between Washington, Tremont, Oak and Common Streets in the South Cove Urban Renewal Area. The agreement states the property shall be developed for a general classroom building, an electronic school building, cafeteria, gymnasium, swimming pool and public plaza.

The Salesian Fathers completed construction of the Classroom building which consists of three classrooms and a gymnasium in 1973. The Society is now prepared to construct the electronic school which will consist of one floor for an auditorium and general space, two floors for electronic and computer space and the upper two floors for 20 residences for the Salesian Fathers as well as a cafeteria, chapel, library and game room.

The materials of the Electronics Building are to be concrete, cast stone units and prefabricated, insulated panels that will match and compliment the Classroom and Gymnasium buildings.

It is estimated construction will cost \$3.5 million dollars and will be completed within 12 months and informal financial commitment has been submitted by the MidLantic North National Bank of New Jersey.

The Society wishes to begin this fall to allow for a 1985 school opening.

It is therefore recommended that the Authority tentatively designate the Salesian Society as redevelopers of Parcel P-12A in the South Cove Urban Renewal Area.

attachments

Approx. 27,000 sq. ft.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE SALESIAW SOCIETY
DISPOSITION PARCEL P-12A
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, The Salesiaw Society has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-12A in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That The Salesiaw Society be and hereby is tentatively designated as Redeveloper of Disposition Parcel P-12A in the South Cove Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel P-12A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: THE SALESIAN SOCIETY
- b. Address and ZIP Code of Redeveloper: 300 Tremont Street, Boston, MA 02116
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South Cove Urban Renewal Area Mass R-92

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Parcel P-12A

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts.

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization 1945.
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. SEE EXHIBIT "A" ATTACHED
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

not applicable

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

not applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

not applicable

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (~~am~~)¹ Rev. Kenneth McAlice

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (~~own~~) knowledge and belief.²

Dated: August, 1984.

Dated: _____

Rev. Kenneth McAlice
Rev. Kenneth Signature McAlice

Signature

Director
Director Title

Title

300 Tremont Street, Boston, MA 02116
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to be false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

DON BOSCO TECHNICAL HIGH SCHOOL

300 Tremont Street
Boston, Massachusetts 02116
Office of the Director

(617) 426-9457

House Council: Rev. Kenneth McAlice, Director
Rev. Hugh McCullough, Vice-Director
Bro. Andrew Bertello, Administrator
Rev. Louis Aineto, elected council member

School Board: All the above House Council members plus

Mr. Charles Schuetz, Principal

MIDLANTIC NORTH

Ralph J. Diverio
Vice President

August 16, 1984

Brother Gerald E. Warner, S.D.B.
Treasurer
New Rochelle Province
Salesians of Saint John Bosco
148 Main Street - Post Office Box 639
New Rochelle, New York 10802

Dear Brother Gerald:

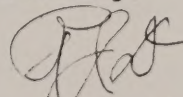
Midlantic National Bank/North is willing to provide a loan commitment up to \$2,000,000 for the construction of Don Bosco Technical School on Tremont Street in Boston, Massachusetts. The formal commitment, however, is subject to the submission of additional necessary construction and financial information on this project.

It is our understanding that this loan would be on a fully collateralized basis. Presently, we have \$1,200,000 on deposit.

We would anticipate providing this lending on a Prime Rate related basis.

Having worked with the Salesian Order through the years, and specializing in Church and Church-related financing, Midlantic National Bank/North looks forward to being of assistance to you in this endeavor. Please provide additional details as soon as possible.

Sincerely,



Ralph J. Diverio

RJD:jac

Copy: Bro. Andrew Bertello, S.D.B. ✓
Financial Administrator
Don Bosco Tech
300 Tremont Street
Boston, MA 02116
(via Federal Express)

Don Bosco Technical High School

EXHIBIT "B"

300 Tremont St., Boston, MA 02116

Phone [617] 426-9457

SALESIAN SOCIETY, INC.

PROVINCIAL COUNCIL

Very Rev. Dominic DeBlase, Provincial

Very Rev. Thomas Dunne, Vice-Provincial

Bro. Gerald Warner , Economer

Rev. Paul Aronica, Councilor

Rev. Salvatore Isgro, Councilor

Rev. Richard McCormick, Councilor

Rev. Frank Wolfram, Councilor

Rev. William Kelley, Secretary

Address: 148 Main Street
New Rochelle, N.Y. 10802

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

- a. Name of Redeveloper: THE SALESIAN SOCIETY
- b. Address and ZIP Code of Redeveloper: 300 Tremont Street, Boston, MA 02116
- The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

SOUTH COVE URBAN RENEWAL AREA MASS R-92

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Parcel P-12A

- Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

☒ YES ☐ NO

SEE EXHIBIT "B" ATTACHED

- The financial condition of the Redeveloper, as of June 30, 1983,
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

- funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

See attached commitment letter

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$ 1,000,000.00

- I Atlantic North Bank P.O. BOX 2177
II Garrit Mountain Plaza - West Paterson, N.J. 07509

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

Parking Lot Adjacent to school

7. Names and addresses of bank references:

Mid-Atlantic North Bank (as above)

Union Warren Savings Bank

- First National Bank of Boston-

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

The completion in 1972 of an addition to the then existing School for a price of approximately \$3,000,000.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

None

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: No

- a. Name and address of such contractor or builder:

Not applicable

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? not applicable ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____ not applicable

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder: not applicable

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

not applicable

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

not applicable

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: August , 1984

Kenneth McAllice

Rev. Kenneth McAllice

Director

Director Title

300 Tremont Street, Boston, MA 02116

Address and ZIP Code

Dated: August , 1984

Benjamin DeBlase

Signature

Provincial

Title

148 Main St.- New Rochelle, N.Y. 10802

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department